160.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	599,800 / 599,800
					USE VALUE:	599,800 / 599,800
					ASSESSED:	599,800 / 599,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
124		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARQUEZ JOSE H & SANDRA M
Owner 2:	
Owner 3:	
Street 1:	87 MONTVALE AVE
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	GUTIERREZ JAIRO & EVALINA -
Owner 2:	-
Street 1:	24 LONGMEADOW ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,160 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1926, having primarily Wood Shingle Exterior and 1304 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5160.000	197,400		402,400	599,800
Total Card	0.118	197,400		402,400	599,800
Total Parcel	0.118	197,400		402,400	599,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.97 | /Parcel: 459.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 107039

GIS Ref

GIS Ref

Insp Date 07/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 160.0-0005-0001.0

!12545!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	197,500	0	5,160.	402,400	599,900	599,900	Year End Roll	12/18/2019
2019	101	FV	179,900	0	5,160.	402,400	582,300	582,300	Year End Roll	1/3/2019
2018	101	FV	179,900	0	5,160.	356,400	536,300	536,300	Year End Roll	12/20/2017
2017	101	FV	179,900	0	5,160.	298,900	478,800	478,800	Year End Roll	1/3/2017
2016	101	FV	179,900	0	5,160.	298,900	478,800	478,800	Year End	1/4/2016
2015	101	FV	159,300	0	5,160.	258,700	418,000	418,000	Year End Roll	12/11/2014
2014	101	FV	159,300	0	5,160.	250,000	409,300	409,300	Year End Roll	12/16/2013
2013	101	FV	159,300	0	5,160.	238,000	397,300	397,300		12/13/2012

PRINT

Date	Time
12/11/20	02:37:34

LAST REV

Date	Time
04/09/20	15:13:01

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12545

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUTIERREZ JAIRO	74201-581	1	2/28/2020	Convenience	1	No	No		
OBER WILLIAM &	60441-374		11/7/2012	Estate/Div	1	No	No		
	9373-176		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	107039
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2011	903	New Wind	5,400					REPL 4 WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
11/11/2008	Meas/Inspect	163	PATRIOT
1/22/2000	Inspected	197	PATRIOT
12/16/1999	Mailer Sent		
12/3/1999	Measured	256	PATRIOT
7/22/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5160		Sq. Ft.	Site		0	70.	1.11	8									402,359						402,400	

Total AC/HA: 0.11846 | Total SF/SM: 5160 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 402,359 | Spl Credit | Total: 402,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.31759918
Const Adj.:	0.98990101
Adj $ / SQ:	117.386
Other Features:	73500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	286121
Depreciation:	88698
Depreciated Total:	197424

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

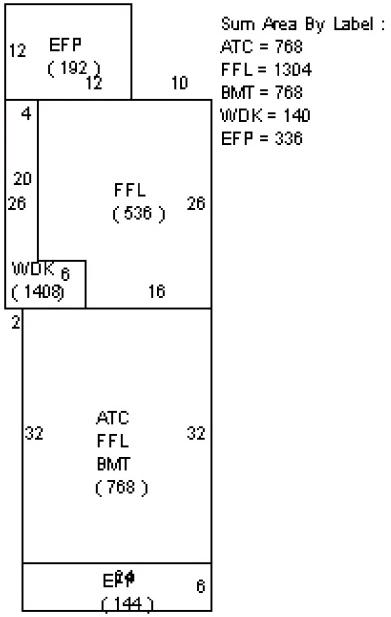
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	117.39
Special Features:	0	Val/Su Net:	70.07
Final Total:	197400	Val/Su SzAd	125.51

SKETCH



Sum Area By Label :
ATC = 768
FFL = 1304
BMT = 768
WDK = 140
EFP = 336

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,304	117.390	153,072
BMT	Basement	768	35.220	27,046
EFP	Enclos Porch	336	34.970	11,750
ATC	Attic	269	70.430	18,932
WDK	Deck	140	13.010	1,821

Net Sketched Area:	2,817	Total:	212,621
Size Ad	1572.7999	Gross Are	3316 FinArea 1304

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	